

Potential Disposition of Scattered Site Unit

/ DRESS: 789/791 Ashland

UNIT TYPE: Two-Story Duplex (Upper/Lower)

YEAR BUILT: 1916

BEDROOMS: 3 up/3 down

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	12.00/sf	\$12,650.00
2	Replace Roof on House and Garage	290.00/sq	\$6,960.00
3	Stucco Repair/Redash	2.50/sf	\$10,000.00
4	Lead Based Paint Abatement	LS	\$28,000.00
5	Interior Paint/ Plaster Repair	LS	\$3,600.00
6	Interior Flooring/Carpet	LS	\$5,500.00
TOTAL			\$66,710.00

COMMENTS

- Duplex Units hard to rent.
- Building Foundation structurally sound but could use some repair.
- Roof is in need of replacing. No leaks identified.
- Stucco cracking but structurally sound. Needs to be redashed.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.

Potential Disposition of Scattered Site Unit

ADDRESS: 782 Dayton Up/Lower

UNIT TYPE: Two-Story Duplex (Upper/Lower)

YEAR BUILT: 1904

BEDROOMS: 3 up/3 down

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	12.00/sf	\$13,440.00
2	Replace Roof on House and Garage	290.00/sq	\$7,540.00
3	Aluminum Facia and Soffit Repair	LS	\$750.00
4	Hot Water Heating System Repair/Replacement	9.75/sf	\$15,600.00
5	Lead Based Paint Abatement	LS	\$19,000.00
6	Interior Paint	LS	\$3,600.00
7	Interior Flooring/Carpet	LS	\$6,300.00
TOTAL			\$66,230.00

COMMENTS

- Duplex Units hard to rent.
- Fieldstone foundation. High Maintenance.
- Building Foundation structurally sound but could use some repair.
- Roof is in need of replacing. No leaks identified.
- Aluminum siding, soffit facia repair.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.

1.

Potential Disposition of Scattered Site Unit

ADDRESS: 773/775 Hague

UNIT TYPE: Two-Story Duplex (Upper/Lower)

YEAR BUILT: 1921

BEDROOMS: 3 up/2 down

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	6.00/sf	\$6,900.00
2	Replace Roof on House and Garage	290.00/sq	\$6,380.00
4	Stucco Repair/Redash	2.50/sf	\$10,500.00
5	Retaining Wall Replacement	120.00/lf	\$13,200.00
6	Lead Based Paint Abatement	LS	\$24,000.00
7	Interior Paint	LS	\$3,600.00
8	Interior Flooring/Carpet	LS	\$5,500.00
TOTAL			\$70,080.00

COMMENTS

- Duplex Units hard to rent.
- Lower unit is two-bedroom.
- Building Foundation structurally sound but could use some minor repair.
- Roof is in need of replacing. No leaks identified.
- Stucco cracking but structurally sound. Needs to be redashed.
- Retaining wall is Masonry Block with cap block. Repair or replace.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.

Potential Disposition of Scattered Site Unit

ADDRESS: 1088 Dayton

UNIT TYPE: Two-Story, 4-Unit Apartment Building

YEAR BUILT: 1915

BEDROOMS: 4, 1-Bedroom Units

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	5.00/sf	\$6,400.00
2	Replace Flat Roof	8.00/sf	\$12,800.00
3	Tuckpoint/stabilization of Brick Front and sides	5.50/sf	\$30,800.00
4	Cover Soffit and Facia	5.80/lf	\$1,856.00
5	Driveway Replacement	2.75/sf	\$2,887.50
6	Hot Water Heating System Repair/Replacement	9.75/sf	\$31,200.00
7	Asbestos Pipe Insulation Removal	14.00/lf	\$3,640.00
8	Lead Based Paint Abatement	LS	\$18,000.00
9	Interior Plaster/Paint	LS	\$8,500.00
10	Interior Flooring/Carpet	4.00/sf	\$12,800.00
	TOTAL		\$128,883.50

COMMENTS

- Difficult units for Resident Services to Manage.
- Difficult units to occupy (A lot of turn downs).
- Building Foundation structurally sound but could use some minor repair.
- Roof is approximately 30 years old and is in need of replacing. Leaks have been repaired.
- Tuckpoint and brick repair needed.
- Exterior wood components need to be painted or covered.
- Parking pad starting to deteriorate.
- Heating system piping is old and appears to have leaked in the past.
- Asbestos thermal system insulation identified in the basement.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.
- All identified items not as critical as 728 Hague.

Potential Disposition of Scattered Site Unit

ADDRESS: 940 Marshall Up/Lower

UNIT TYPE: Two-Story Duplex (Upper/Lower)

YEAR BUILT: 1904

BEDROOMS: 2 up/2 down

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	12.00/sf	\$13,200.00
2	Replace Roof on House and Garage	290.00/sq	\$6,960.00
3	Aluminum Facia and Soffit Repair	LS	\$750.00
4	Hot Water Heating System Repair/Replacement	9.75/sf	\$11,700.00
5	Lead Based Paint Abatement	LS	\$6,000.00
6	Interior Paint	LS	\$3,200.00
7	Interior Flooring/Carpet	LS	\$5,500.00
	TOTAL		\$47,310.00

COMMENTS

- Duplex Units hard to rent.
- Two-bedroom units hard to find family.
- Fieldstone foundation. High Maintenance.
- Building Foundation structurally sound but could use some repair.
- Roof is in need of replacing. No leaks identified.
- Aluminum siding, soffit facia repair.
- Heating system piping is old and appears to have leaked in the past.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.

Potential Disposition of Scattered Site Unit

DRESS: 988 Freemont

UNIT TYPE: Single Family Rambler

YEAR BUILT: 1955

BEDROOMS: 3

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair/replacement	LS	\$28,000.00
2	Replace Roof on House and Garage Over	250.00/sq	\$5,300.00
3	Replace windows throughout Unit	850.00/unit	\$9,600.00
4	Stucco Repair/Replacement	6.50/sf	\$14,300.00
5	Driveway Replacement	2.75/sf	\$1,100.00
6	Interior Paint	LS	\$2,800.00
7	Lead Based Paint Abatement	LS	\$9,000.00
8	Interior Flooring/Carpet	LS	\$3,700.00
9	Kitchen Cabinet Replacement	LS	\$9,000.00
	TOTAL		\$82,800.00

COMMENTS

- House appears to be sinking. House was apparently buildt on an old dump.
- Unaware of proper footing size and locations.
- Entire foundation may need to be replaced.
- Consultant would need to be hired to assess repair/replacement of foundation.
- Roof is in need of replacing. No leaks identified.
- Windows need replacing. Rotting sash components.
- Stucco cracking and loose in sections. Damage is caused by foundation problems.
- Parking pad starting to deteriorate.
- Lead based paint identified in unit.
- Needs plaster paint and interior floor finishes.

Potential Disposition of Scattered Site Unit

ADDRESS: 728 Hague

UNIT TYPE: Two-Story, 4-Unit Apartment Building

YEAR BUILT: 1915

BEDROOMS: 4, 1-Bedroom Units

No.	Repairs Needed	Unit Cost	Total Cost
1	Foundation Repair	12.00/sf	\$15,360.00
2	Replace Flat Roof	8.00/sf	\$12,800.00
3	Tuckpoint/stabilization of Brick Front	11.50/sf	\$16,100.00
4	Stucco Repair/Replacement on Sides	6.50/sf	\$37,400.00
5	Cover Soffit and Facia	5.80/lf	\$1,856.00
6	Driveway Replacement	2.75/sf	\$2,887.50
7	Hot Water Heating System Repair/Replacement	9.75/sf	\$31,200.00
8	Asbestos Pipe Insulation Removal	14.00/lf	\$3,640.00
9	Lead Based Paint Abatement	LS	\$18,000.00
10	Interior Plaster/Paint	LS	\$10,800.00
	Interior Flooring/Carpet	4.00/sf	\$12,800.00
	TOTAL		\$162,843.50

COMMENTS

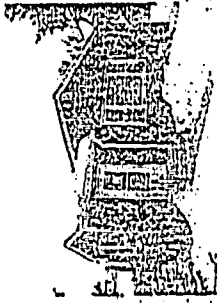
- Difficult units for Resident Services to Manage.
- Difficult units to occupy (A lot of turn downs).
- Building Foundation appears to be failing North side middle.
- Roof is approximately 33 years old and is in need of replacing. Leaks have been repaired.
- Tuckpoint and brick repair needed
- Stucco on sides and rear of building cracking and loose in sections.
- Exterior wood components need to be painted or covered.
- Parking pad starting to deteriorate.
- Heating system piping is old and appears to have leaked in the past.
- Asbestos thermal system insulation identified in the basement.
- Lead based paint identified in units and common areas.
- Needs plaster paint and interior floor finishes.

SCATTERED-SITE DISPOSITION PROPOSAL

The following properties were selected because they meet one or more of the following criteria:

- Located in impacted areas for minority and/or poverty concentrations.
- Require large amounts of maintenance and repair due to their age.
- Are energy inefficient and have high utility bills.

9 FREMONT

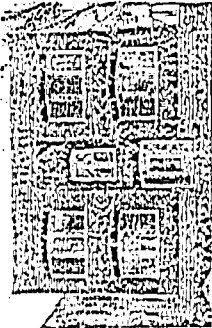



- MN 1.33
- Built in 1955
- 3 bedroom single-family rambler with detached garage.

Reasons for Disposition:

Needs:

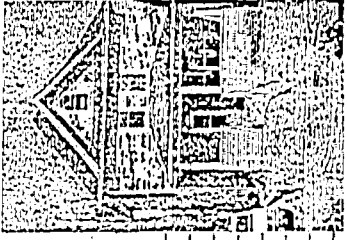
- Repair settled and cracked foundation walls and basement floors.
- Window replacement
- New driveway
- Interior work including painting, new flooring/carpeting and kitchen remodel.
- Lead-based paint abatement.
- Total estimated cost of work is \$85,700.

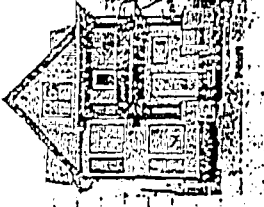
	
<p>7 HAGUE</p>	
<p>• MN 1-22</p>	<p>• Built in 1915</p>
<p>• Four-plex consisting of 1-bedroom units</p>	<p>• Reasons for disposition:</p>
<p>• One-bedroom units not suited for "family" housing needs.</p>	<p>Needs:</p>
<p>• Exterior brick repair</p>	<p>• Foundation repair</p>
<p>• Stucco replacement</p>	<p>• Roof replacement</p>
<p>• Asbestos and lead-based paint abatement</p>	<p>• Individual apartment control of heating</p>
<p>• Total estimated cost of work is \$199,100.</p>	

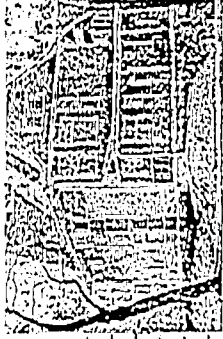
	
<p>10 DAYTON</p>	
<p>• MN 1-22</p>	<p>• Built in 1915</p>
<p>• Four-plex consisting of 1-bedroom units</p>	<p>• Reasons for disposition:</p>
<p>• One-bedroom units not suited for "family" housing needs.</p>	<p>Needs:</p>
<p>• Brick tuck-pointing</p>	<p>• Interior and exterior paint</p>
<p>• Foundation repair</p>	<p>• Stucco replacement</p>
<p>• Roof replacement and installation of new metal cap at parapet</p>	<p>• Lead-based paint abatement</p>
<p>• Hot water heating system replacement</p>	<p>• New driveway</p>
<p>• Total estimated cost of work is \$163,000</p>	

7/7/71 ASHLAND	
<ul style="list-style-type: none"> • MN-1-22 • Built in 1916 • 3-bedroom unit duplex 	
Reasons for disposition:	
Needs:	
• Front porch wood floor replacement	
• Lead-based paint abatement	
• Non-structural foundation repair	
• Stucco repair	
• Interior painting, plaster repair and flooring replacement	
• Total estimated cost of work is \$62,250	

7/7/71 HAGUE	
<ul style="list-style-type: none"> • MN-1-22 • Built in 1921 • 2-bedroom unit duplex 	
Reasons for disposition:	
Needs:	
• Front porch wood floor replacement	
• Lead-based paint abatement	
• Non-structural foundation repair	
• Retaining wall replacement	
• Stucco repair	
• Interior painting, plaster repair and flooring replacement	
• Total estimated cost of work is \$66,200	

<h1>11 SELBY</h1>	
<ul style="list-style-type: none"> • MN 1-20 • Built in 1906 • 3-bedroom single family home 	
<p>• Reasons for disposition:</p>	
<p>• Home has no off-street parking</p>	
<p>Needs:</p>	
<p>• Aluminum trim on front porch replacement</p>	
<p>• Kitchen remodeling</p>	
<p>• Total estimated cost of work is \$12,500.</p>	

<h1>9 MARSHALL</h1>	
<ul style="list-style-type: none"> • MN 1-22 • Built in 1921 • 2-bedroom unit duplex 	
<p>• Reasons for disposition:</p>	
<p>Needs:</p>	
<p>• Foundation repair</p>	
<p>• New roof</p>	
<p>• Aluminum fascia and soffit repair</p>	
<p>• Aluminum wrap of attic windows</p>	
<p>• Hot water heating system repair/replacement</p>	
<p>• Front porch floor repair</p>	
<p>• Lead-based paint abatement</p>	
<p>• Interior paint, flooring and carpet replacement</p>	
<p>• Bathroom remodel in both units</p>	
<p>• Kitchen remodel in lower unit</p>	
<p>• Total estimated cost of work is \$74,810.</p>	

7 DAYTON	
	
MN-1-22	
Built in 1904	
3-bedroom unit duplex	
Reasons for disposition:	
Needs:	
Foundation repair	
New roof on house	
Hot water heating system repair/replacement	
Lead-based paint abatement	
Interior paint, flooring and carpet replacement	
Bathroom remodel in both units	
Kitchen remodel in lower unit	
Total estimated cost of work is \$80,480	

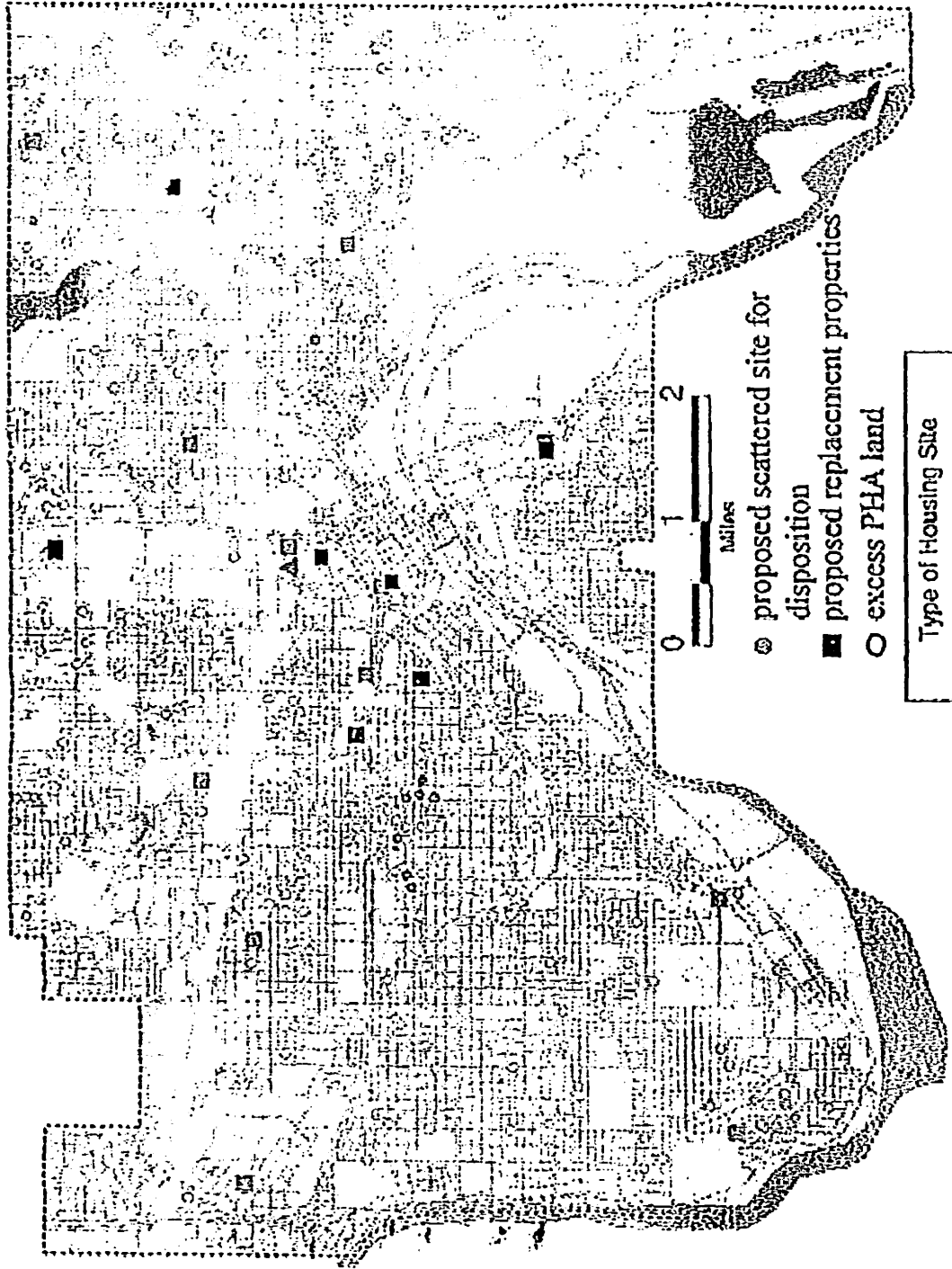
Bedroom Count Comparison

Proposed/Disposition / Replacement Units					
Bedroom Count Comparisons			Proposed Replacement		
Proposed/Disposition	No. of Units	BR's per Unit	Total BR's	Proposed Replacement	No. of BR's
9. Freemont (single family)	4	3	12	1516 Klainert BR	2
7. Hague (4 plex)	4	1	4	1092 Hazelwood C	2
10. Dayton (4 plex)	4	1	4	253 Congress A	2
7. Ashland (duplex)	2	3	6	Exchange #203	1
7. Hague (duplex)	2	2	4	Central #210 (OBR)	1*
11. Selby (single family)	1	3	3	Valley #916 (OBR)	1*
9. Marshall (duplex)	2	2	4	Neill 2nd floor unit (OBR)	1*
7. Dayton (duplex)	2	3	6	Neill 5th floor unit (OBR)	1*
				PBA voucher #1	3
				PBA voucher #2	3
				PBA voucher #3	3
				PBA voucher #4	2
				PBA voucher #5	2
				PBA voucher #6	2
				PBA voucher #7	2
				PBA voucher #8	2
				PBA voucher #9	2
				PBA voucher #10	2
Totals	18 Units		34 BR's	18 Units	34 BR's

PBA = Project Based Assistance Section 8 voucher (Hollman Units) @ Upper Landing Development

PHA 018500

PROPERTY LOCATION MAP



- ⊙ proposed scattered site for disposition
- proposed replacement properties
- excess PHA land

Type of Housing Site	
⊙ Scattered Site	(447)
■ MFs-FHs	(16)
△ Family Development	(4)

Date: 2000 City of St. Paul,
Public Housing Agency

PHA 018501

- The geocoding process achieved a 100% match rate.

From: John Wright
To: Dave Lang
Date: 2/12/2008 10:58:55 AM
Subject: dispo unit costs

missing are: 2036 Iglehart, 1720 Selby, 325 Arbor and 1673 LaFond

Exhibit (12) a ii 1

PHA 018502

Saint Paul Public Housing Agency

245 Maria, 3 BDRM, MN #1-23

Year Built: 1915

Remodel Estimate

Present : Larry Gurtin, Steve Ahner

Item #	Staff present recommend the following items:	Cost:
1	remove and replace asphalt driveway	\$5,000.00
2	remove wood retaining wall and replace with landscape block	\$2,300.00
3	Powerwash Metal siding (whole house)	\$3,500.00
4	Stain Back wood stair.	\$300.00
5	Replace wire fence on North side with chain link 5' high fence.	\$2,100.00
6	Repair and Paint wood deck and front railing.	\$600.00
7	Paint exterior window trim at second floor	\$150.00
8	Tuck Point stone at front entry	\$500.00
9	Paint steps to basement	\$100.00
10	Patch stone foundation walls in basement	\$2,500.00
11	Problem with roof shingles on overhangs and around edge of roof. Extend roof sheathing @ perimeter	\$850.00
Sub Total:		\$17,900.00
Contingency @15%		\$2,685.00
Total:		\$20,585.00

This is a 3 bedroom house of approximately 1656 square feet which is 91 years old. The house has a full basement, and a full attic (currently inaccessible). The cost of maintaining a house of this size as compared to a 3 bedroom ranch and-a-half house is unreasonable high. The shear size of this house means that there are increased costs for utilities : general upkeep on such items as roofing, exterior and interior finishes. This house has a total of 36 windows. This 1 of windows adds to the maintenance and energy costs associated with this house. To further add to the cost of maintenance, it is located in the Historic Preservation area of St. Paul.(see Dayton's Bluff area map at stpaul.gov/depts/liep/images/daytonsbluff.gif) The PHA is not, therefore, permitted to install such items as maintenance vinyl or metal siding, vinyl windows, glass-block windows and other improvements that can save the agency money of the house

PHA 018503

Cost Detail:
per service contract pricing

use has a full basement, two full floors
pared to a 3 bedroom rambler or story-
creased costs for utilities as well as
tal of 36 windows. This large number
r add to the cost of maintaining this
p at
tall such items as maintenance-free
n save the agency money over the life

Saint Paul Public Housing Agency

590 Laurel

Remodel Estimate

Inspection date: 7/13/06

Basement

	COST:	COST DETAILS:
Install light at basement stairs	\$250.00	estimate based on current service cont. costs
Repair spalling walls throughout	\$ 1,345.50	typical costs for similar work
Demo deteriorated plaster from interior walls throughout	500	estimate based on current service cont. costs
Drylock all exterior walls	1200	typical costs
Replace deteriorated interior door	250	estimate based on current service cont. costs
Replace windows with glass block	\$ 1,200.00	Install 4 glass block windows and one vinyl egress window.

KITCHEN

Revise poor layout. install new cabinets, sink	\$10,000	Based on previous similar work
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General Interior

Replace all single pane doublehung windows with insulated windows	\$9,000	36 units x \$250
Plaster throughout is cracked and deteriorated.....demo and install sheetrock, paint	\$ 6,000.00	Typical cost for cosmetic interior plaster repairs and painting of all walls, ceilings and previously painted trim. Does not include DryLok to basement walls.
Antique wood trim throughout is in rough condition...repair/replace in select areas	\$1,000	estimate based on current service cont. costs

Attic

Evidence of water infiltration around chimney... see exterior		
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Exterior

T&G beadboard is falling off soffit on east side	\$250	4 hours + materials and painter
Remove tree at NE corner where touching house	\$500	estimate based on current service cont. costs
Replace deteriorated gutters	\$350	based on similar gutter replacement work
Replace uneven sidewalk slabs at front of house	\$1,150	estimate based on current service cont. costs
Replace/repair crumbling masonry abutments at front stairs	\$4,000	staff estimate
Tuckpoint fieldstone foundation	\$1,200	staff estimate

PHA 018505